



Rental Housing Inspection Checklist

ADDRESS _____ DATE _____
OWNER/AGENT _____ INSPECTOR _____

EXTERIOR/INTERIOR

- ☐ 1.5 Windows & doors shall be in sound condition & good repair.
- ☐ 1.11 Stairs w/4 risers (3 steps) shall have handrail & porches 30" or more above grade shall have a guard rail.
- ☐ 2.6 The service line shall be 3 wire service, w/exterior ground rod, w/no exposed parts & the sheathing in good condition.
- ☐ 2.7 Exterior lights at doors.
- ☐ 3.1 Grass & weeds under 8 inches.
- ☐ 3.2 Sidewalks & driveway safe.
- ☐ 3.3 Free from rubbish & has 2 containers.
- ☐ 3.4 House numbers min. 4 inches & of a contrasting color.
- ☐ 3.5 Outbuildings & fences in good repair.
- ☐ 3.6 Foundations in good shape.
- ☐ 3.7 Exterior wall protection. (painted, no rotten wood).
- ☐ 3.8 & 3.9 Roof & chimney in good repair & proper drainage.

LIVING ROOM

- ☐ 1.5 Operable window w/screen for ventilation.
- ☐ 1.8 Smoke Detection.
- ☐ 2.6 Use of extension cords in lieu of permanent wiring shall be eliminated.
- ☐ 2.7 There shall be a wall switched light or receptacle & 2 additional receptacles spaced evenly around room.

KITCHEN

- ☐ 1.1 Shall be clean & sanitary w/counter space.
- ☐ 1.5 Operable window w/screen,
- ☐ 2.1 Hot & cold water.
- ☐ 2.2 Plumbing shall be free of obstruction, leaks or defects.
- ☐ 2.3 Fixtures shall be in good working order.
- ☐ 2.7 There shall be a wall switched light & 3 grounding duplex receptacles spaced evenly. Receptacles within 6 ft of sink shall be GFCI.

BATHROOM(S)

- ☐ 1.1 Shall be clean & sanitary.
- ☐ 2.2 Hot & cold water, w/no leaks or defects.
- ☐ 2.4 Door for privacy.
- ☐ 2.5 Operable window or fan.
- ☐ 2.7 Wall switched light & GFCI receptacle.
- ☐ 2.12 Shall have bathtub/shower, lavatory & sink.

BEDROOM(S)

- | | 1 | 2 | 3 | 4 | |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|---------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1.6 70 sq ft for 1 st occupant (50 sq ft per occupant) & door for privacy. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1.8 Smoke detection inside & outside of bedroom. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1.10 2 paths of egress, 1 can be a window. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1.5 Operable window w/screen. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2.7 Wall switched light & 2 additional receptacles. |

BASEMENT/ LAUNDRY AREA

- ☐ 1.4 All structural members shall be kept free from deterioration & withstand imposed loads.
- ☐ 1.8 Smoke Detection.
- ☐ 2.6 Electrical service shall be min. 60 Amp 3 wire service & proper bond on metal water service.
- ☐ 2.7 Stairwells shall be provided w/wall switched lighting. Shall have min. of 1 lighting outlet & 1 grounded receptacle adjacent to laundry area.
- ☐ 2.9 Heating unit shall be operating properly & maintain 65 degrees.
- ☐ 2.10 Water heater shall be installed properly w/combination temp/pressure relief valve & discharge pipe.
- ☐ 2.11 Clothes dryer shall be installed according to manufactures instruction (use of plastic vent pipe is prohibited).
- ☐ 4.1 Hazardous materials shall not be stored.

The follow up inspection shall be completed in 30 days (10 days for Fire Detection). If you have any questions, please contact the City of Monroe Building Department at (734) 384-9186. 3rd inspection & all missed inspections shall be charged at \$50.00 per inspection. Your follow up inspection is scheduled for: _____ at _____ am/pm.
